040.0	0001	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,700 / 904,700
					USE VALUE:	904,700 / 904,700
					ASSESSED:	904,700 / 904,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69	-71	WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIGOTT CHARLES A JR
Owner 2:	
Owner 3:	
Street 1:	15 WINDERMERE PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476-6427 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,647 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2817 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4647.000	457,200		447,500	904,700
Total Card	0.107	457,200		447,500	904,700
Total Parcel	0.107	457,200		447,500	904,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.16 | /Parcel: 321.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	26359
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!3256!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0001-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	457,300	0	4,647.	447,500	904,800	904,800	Year End Roll	12/18/2019
2019	104	FV	353,200	0	4,647.	475,500	828,700	828,700	Year End Roll	1/3/2019
2018	104	FV	353,200	0	4,647.	346,800	700,000	700,000	Year End Roll	12/20/2017
2017	104	FV	330,700	0	4,647.	302,100	632,800	632,800	Year End Roll	1/3/2017
2016	104	FV	330,700	0	4,647.	257,300	588,000	588,000	Year End	1/4/2016
2015	104	FV	293,600	0	4,647.	251,700	545,300	545,300	Year End Roll	12/11/2014
2014	104	FV	293,600	0	4,647.	207,000	500,600	500,600	Year End Roll	12/16/2013
2013	104	FV	305,900	0	4,647.	196,900	502,800	502,800		12/13/2012

PRINT

Date	Time
12/10/20	18:33:18

LAST REV

Date	Time
09/20/19	12:02:03
mmcmakin	
3256	

USER DEFINED

Prior Id # 1:	26359
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	29344-321		11/9/1998	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/13/1998	75	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/13/2009	Measured	197	PATRIOT
3/5/2000	Mailer Sent		
3/2/2000	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4647		Sq. Ft.	Site		0	80.	1.20	1									447,528						447,500	

Total AC/HA: 0.10668 | Total SF/SM: 4647 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 447,528 | Spl Credit | Total: 447,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06699753
Const Adj.:	0.98000199
Adj $ / SQ:	177.762
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	662563
Depreciation:	205394
Depreciated Total:	457168

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

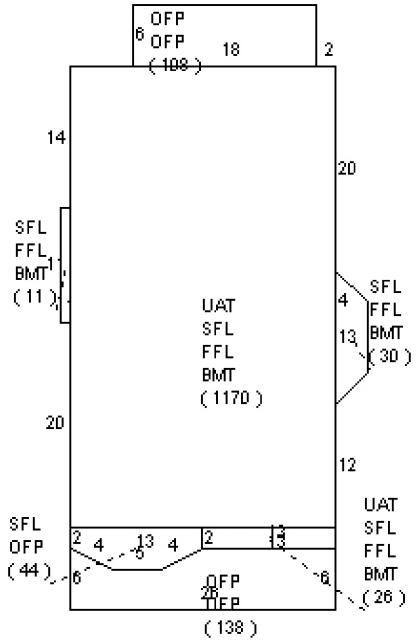
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.76
Special Features:	0	Val/Su Net:	99.61
Final Total:	457200	Val/Su SzAd	181.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,281	177.760	227,713
BMT	Basement	1,237	53.330	65,968
FFL	First Floor	1,237	177.760	219,892
OFP	Open Porch	536	19.190	10,284
UAT	Upper Attic	299	124.430	37,206

Net Sketched Area:	4,590			Total:	561,063
Size Ad	2518	Gross Are	5487	FinArea	2817

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.0-0001-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	